

7RBW(A.S.) 101586
7RB(S-2) 102186

Resolution of the City of Newark, N. J.

No. 7RB(S-2)

Date of Adoption OCT 21 1986

TITLE
Resolution designating K. Hovnanian at Newark I, Inc. a New Jersey Corporation, 10 Highway 35, Red Bank, New Jersey, as Redeveloper for Sites A, B, C and E of the redevelopment project known as "University Heights Redevelopment Area"; further authorizing Mayor and Director of Redevelopment to enter into contract for redevelopment of project known as "University Heights Redevelopment Area", with K. Hovnanian at Newark I, Inc.; further, City agrees to make available to any purchasers and owners of the residential units to be constructed by the Redeveloper an abatement from taxation as determined by the provisions of N.J.S.A. 40:55C-40 et seq.; further, Director of Development is authorized to accept deposit in sum of \$50,000. from developer to be deposited in appropriate Redevelopment Trust Account.

Approved as to Form and Legality on Basis of Facts Set Forth

Factual contents certified to by

George Branch
City Council

William J. ...
Title

Presents the following Resolution:

WHEREAS, the Municipal Council of the City of Newark has, upon recommendation of the Central Planning Board of the City of Newark, blighted and reaffirmed the blight for the area commonly known as "University Heights Redevelopment Area" through resolutions 7RB and 7RD adopted at its June 25, 1986 meeting; and

WHEREAS, the Municipal Council of the City of Newark upon recommendation of the Central Planning Board of the City of Newark has adopted an ordinance entitled "An Ordinance Approving the Redevelopment Plan and the Feasibility of Relocation Pertaining to the Use of City Tax Block(s) 207, 208, 209, 227, 228, 229, 233, 234, 235, 236, 237, 238, 403, 404, 405, 406, 407, 408 and 409 Known as University Heights Area"; and

WHEREAS, the Municipal Council of the City of Newark by 7REK(A.S.) 062586 conditionally designated K. Hovnanian Enterprises, Inc., a New Jersey corporation located at 10 Highway 35, Red Bank, New Jersey (hereinafter referred to as the "Redeveloper") as the redeveloper for the University Heights Redevelopment Area; and

WHEREAS, pursuant to Resolution this conditional designation has been withdrawn due to the fact that the Redeveloper now seeks tax abatement for the housing units to be constructed on the above sites; and

WHEREAS, the Redeveloper has represented that tax abatement is essential for the success of the proposed project and is seeking a commitment from the City of Newark authorizing tax abatement for the entire project; and

WHEREAS, K. Hovnanian at Newark II, Inc., a New Jersey corporation located at 10 Highway 35, Red Bank, New Jersey, hereinafter referred to as the "Redeveloper" seeks authorization to undertake a redevelopment project within the above redevelopment area; and

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CLERK'S OFFICE

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WHEREAS, as a result of additional negotiation with representatives of the City, the redeveloper proposes to undertake a project consisting of:

1. Construction of approximately 175 residential units on Site A, as described in the attached Redevelopment Contract.
2. Options to purchase Sites B, C, and E for the construction of residential and commercial improvements as described in the attached Redevelopment Contract.
3. Tax abatement be given to any purchaser of the residential units to be constructed by the Redeveloper.
4. Compliance with the Affirmative Action Program of the City as established by all appropriate municipal legislations.
5. Construction of not less than 15% of all housing units built on the sites for low and moderate income families.
6. Development of all sites consistent with the redevelopment plan, and all applicable statutes, ordinances, rules and regulations; and

WHEREAS, from an investigation it appears that the redeveloper possesses the proper qualifications, experience, financial resources, and the necessary capacity to acquire the land and redevelop the redevelopment area in accordance with the redevelopment plan; and

WHEREAS, in order to expeditiously undertake the redevelopment of the project area the Mayor and the Director of the Department of Development recommend that the Municipal Council designate K. Hovnanian at Newark II, Inc., as the redeveloper for the University Heights Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK, NEW JERSEY, THAT:

1. K. Hovnanian at Newark II, Inc. a New Jersey Corporation having offices at 10 Highway 35, Red Bank, New Jersey 07701 be and is hereby designated the redeveloper for Sites A, B, C, and E of the redevelopment project known as the "University Heights Redevelopment Area."

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2. The Mayor and the Director of the Department of Development be and are hereby authorized to enter into a contract on behalf of the City of Newark through the Department of Development, for the redevelopment for the project area known as "University Heights Redevelopment Area", with K. Hovnanian at Newark I, Inc., a New Jersey Corporation, copy of the contract attached hereto and made a part hereof.

3. In accordance with the attached redevelopment contract and with applicable state and local laws and policies in effect at the time of the application, the City hereby agrees to make available to any purchasers and owners of the residential units to be constructed by the Redeveloper an abatement from taxation as determined by the provisions of N.J.S.A. 40:55C-40 et seq.

4. In order to allow for the expeditious completion of this project, the Redeveloper is hereby authorized to make at his own expenses and risk prior to the conveyance of title of the subject property such applications as may be necessary or appropriate to various City departments and agencies involved in the approval of this residential and commercial construction project.

5. The Director of the Department of Development be and is hereby authorized to accept a deposit in the amount of \$50,000.00 from the developer and is hereby authorized to deposit said check in the appropriate redevelopment trust account.

6. In accordance with the provisions of the Fair Housing Act, N.J.S.A. 52:270-301 et seq., the City shall seek to secure funding through regional contribution agreements to assist in the development of the low and moderate income units on Site A. In the event, the redeveloper develops Sites B, C, & E, the City shall seek RCA funding for the low and moderate units to be constructed thereon.

7. An executed copy of the redevelopment contract shall be filed in the Office of the City Clerk by the Director of the Department of Development.

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RECORD OF COUNCIL VOTE ON FINAL PASSAGE														
COUNCILMAN					COUNCILMAN					COUNCILMAN				
	AYE	NAV	N.V.	A.B.		AYE	NAV	N.V.	A.B.		AYE	NAV	N.V.	A.B.
BRANCH	/				MARTINEZ	/				TUCKER	/			
CARRINO	/				PAYNE	/				VILLANI	/			
JAMES	/				RICE	S				GRANT Pres.	/			
✓ - Indecision Vote					A.B. - Absent					N.V. - Not Voting				

CERTIFIED TO BY ME THIS

26TH DAY OF JANUARY, 1987

Adopted at a meeting of the Municipal Council of the City of Newark, N. J.

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[Signature]
President of the Council

[Signature]
City Clerk

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This Resolution when adopted must remain in the custody of the City Clerk. Certified copies are available.

